



23 Leonard Road, Greatstone, New Romney, Kent. TN28 8UJ

Offers In Excess Of **£525,000**



- Extremely versatile detached family home
- Three/five bedrooms
- 2 bathrooms, utility room with WC & garden room
- Parking for several cars, caravan/motorhome, garage
- Garden with views & access over nature reserve

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



A very well presented three/five bedroom detached family home boasting beautiful countryside views from the rear, and benefiting from ample parking at the front with garage. Situated in a popular residential area within 160 meters walking distance of Greatstones sandy beach. With local stores, and the nearby town of New Romney offering a selection of independent shops, pubs and restaurants together with a Sainsburys store, doctors, dentists, primary schools are available in both Greatstone and New Romney as well as secondary schooling at the Marsh Academy. The pretty Cinque Port town of Hythe is also easily accessed by car as is the M20 Motorway, Channel Tunnel Terminal and Port of Dover. Hythe offers an extensive range of independent shops together with a Waitrose and large Sainsbury store and also boasts the historic Royal Military Canal which offers pleasant walks together with the unspoilt promenade. The medieval coastal town of Rye is also within half an hours drive. High speed rail services to London are available from Ashford International railway station approximately twenty five minutes away by car, providing fast services to St Pancras station in only thirty eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone and London, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

The accommodation is generous in size and well-proportioned throughout, comprising a living room, modern kitchen, utility/shower/ cloak room, garden room, dining room/bedroom, office/bedroom to the ground floor, while upstairs are three further bedrooms, two with sea views, one with en-suite and a family bathroom. The property also benefits from gas fired central heating system and UPVC double glazing to all external windows. The main bedroom to the rear offers superb uninterrupted views across the Marsh to the hills beyond the Royal military canal. The property also benefits from gas fired central heating system which has been upgraded with new radiators and high efficiency pump, all lights are the latest LED technology throughout.

GROUND FLOOR

MAIN ENTRANCE HALL (10' 03" x 3' 09") or (3.12m x 1.14m)

with glass leaded front door, tiled flooring, radiator, wall mounted fusebox, access to cupboard housing washing machine

INNER HALLWAY

with understairs cupboard, staircase to first floor, opening from kitchen allowing natural light through, storage cupboard housing hot water cylinder & shelving

LOUNGE (27' 09" x 11' 03") or (8.46m x 3.43m)

with laminate wood effect flooring, feature brick fireplace with tiled hearth, two radiators, UPVC double glazed sliding doors leading onto rear garden, UPVC double glazed windows overlooking rear garden with beautiful views across the reserve towards Lydd church.

SUN LOUNGE (16' 03" x 10' 01" Max) or (4.95m x 3.07m Max)

with wood flooring, radiator, UPVC double glazed window, UPVC double glazed doors leading onto rear garden

MODERN FITTED KITCHEN (10' 04" x 17' 06") or (3.15m x 5.33m)

with a mixture of high & low level storage cabinets, laminate worktops, range master oven with 4 ring gas hob & extractor fan over, tiled flooring, dishwasher, stainless steel one and a half bowl sink, localised tiling, wall mounted Potterton boiler, space for tall fridge & freezer. Views across the garden & the reserve

DINING ROOM/BEDROOM (10' 08" x 10' 10") or (3.25m x 3.30m)

with radiator, UPVC double glazed window overlooking front

OFFICE/BEDROOM (10' 05" x 13' 04") or (3.18m x 4.06m)

with laminate wood effect flooring, UPVC double glazed window overlooking front garden, radiator, double length mirror fronted floor to ceiling wardrobe with hanging rails and shelving

UTILITY ROOM

with tiled flooring, WC, mixture of high & low level storage cabinets, laminate worktops with matching upstands, towel radiator, localised tiling/pipework fitted ready for an enclosed shower cubical to be installed if required

FIRST FLOOR

LANDING (8' 04" x 7' 02" Max) or (2.54m x 2.18m Max)

with sloped ceiling with Velux window, access to loft hatch with power & lighting as well as being fully boarded & insulated, above the recommended requirement.

MASTER BEDROOM (16' 10" x 11' 02" Max) or (5.13m x 3.40m Max)

with sloped ceilings, UPVC double glazed window overlooking rear garden with superb views across the Marsh, mirrored floor to ceiling wardrobes with hanging rail and access to spacious insulated eaves storage on both sides of the room

EN-SUITE

with laminate wood flooring, radiator, UPVC double glazed frosted window, WC, hand basin with wood storage cupboard under, large walk-in double shower with glass screens, localised tiling

BEDROOM (16' 09" x 11' 06" Max) or (5.11m x 3.51m Max)

with two windows, one overlooking the front with a sea view, and one looking West with stunning countryside views towards Cliff end and Fairlight, radiator, cupboard with storage



BEDROOM (10' 09" x 13' 08" Max) or (3.28m x 4.17m Max)

with laminate flooring, UPVC double glazed window overlooking front garden and a direct sea view towards the white cliffs of Dover, radiator, sloped ceilings, access to insulated 3 meters of eaves storage

FAMILY BATHROOM

with tiled flooring, WC, hand basin, panelled bath with shower, localised tiling, cupboard housing cold water tank, UPVC double glazed frosted window

GARAGE (8' 01" x 16' 11") or (2.46m x 5.16m)

with electric roller door, power, fully insulated ceiling with 2 large panel, led lighting units, large double radiator, window overlooking garden room

OUTSIDE

The rear garden has a good sized decked area leading out from the house with the rest of the garden mainly being laid to lawn. There is a selection of borders with mature shrubs and planting. To the back of the garden there is a concrete block-built outbuilding (easily converted to office/ man cave/ summerhouse etc)with a decked area to the side and access to the nature reserve, which takes advantage of the stunning countryside views for miles. There is side access from the garden divided by two gates which leads out onto the front of the property where there is ample parking for multiple cars/ motor home/ caravan as well as a garage

OUTBUILDING (12' 09" x 9' 10" Max) or (3.89m x 3.00m Max)

with power & lighting (easily converted to office)

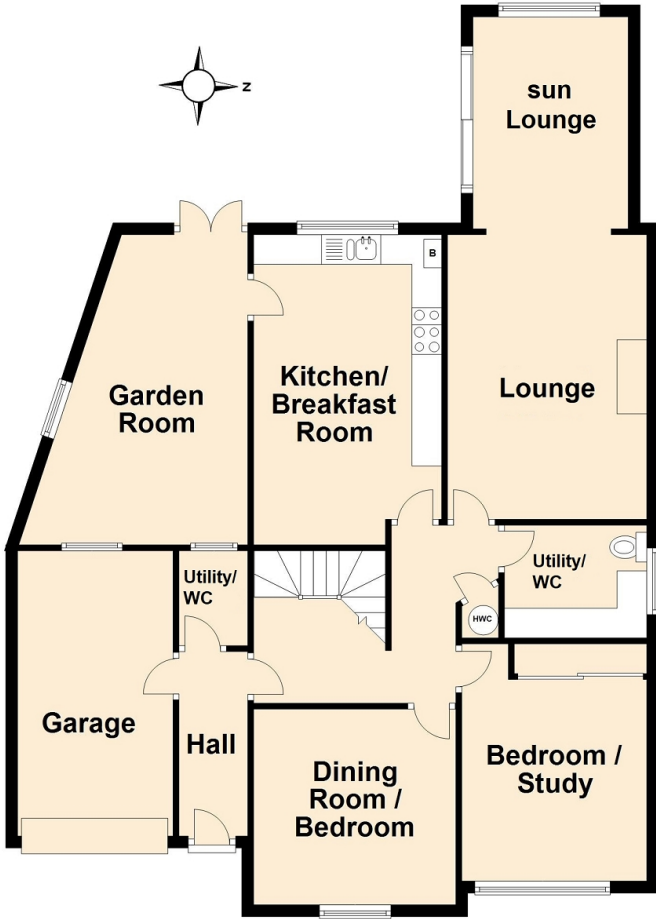
Local Authority - Folkestone & Hythe District Council





Ground Floor

Approx. 119.0 sq. metres (1280.9 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)

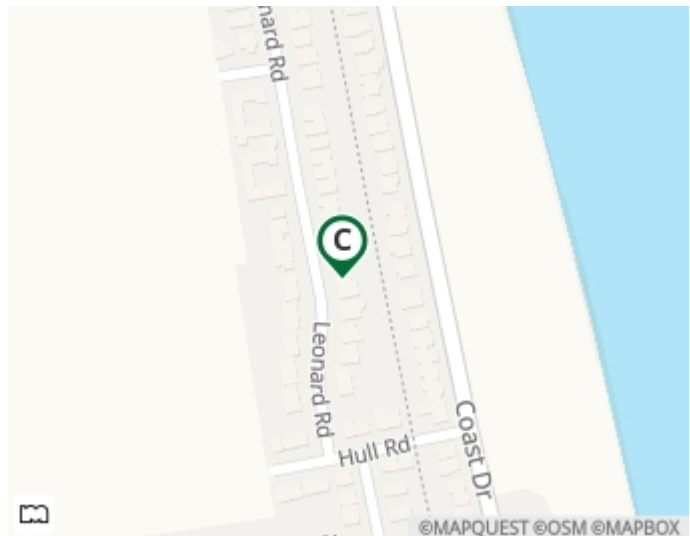


Total area: approx. 185.6 sq. metres (1997.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.